

It was explained that a traffic impact study will be required for the subdivision and that improvements will be made and/or impact fees collected at the time of platting.

Since the last zoning case, several discussions have occurred between Fort Worth, Keller, and the railroad and the applicant reports that each have agreed to contribute their proportional share of the improvements. The developer is expected to build the 3 lanes of road in front of the development with their project and the two cities are working together to fix the intersection and railroad crossing. An agreement has been produced and is awaiting signatures.

In the last zoning case proposal, the draft subdivision layout provided a berm, fence and landscaping to block the view and sound of the plant. The applicant has indicated that a sound study was completed several years ago to verify if the provided landscaping and berm would adequately block the sound and activity from the new residential properties.

The recently published Economic Development Strategic Plan identified the need for Fort Worth to encourage industrial development for growth in the tax base and employment. The loss of valuable industrial zoning would be inconsistent with the economic development plan.

The applicant stated that the neighbors would prefer a residential use in this location, but the quality of the roads in the area are a big concern. The HOA indicated support based on getting information on the construction of Timberland Blvd. (a road not part of this project) and that the Memorandum of Understanding for the reconstruction of Keller Hicks Rd. be signed and executed. The NFW Alliance has given support based on the Timberland Rd. construction continuing and improvement of traffic in the area.

Opposition also stated concerns about the adjacent industrial uses that are allowed to run 24 hours a day, and the effect on a new adjacent residential development. There has been no communication or follow up meetings with the adjacent industrial uses on adjacency concerns.

Below is the proposed language for the Planned Development:

PD/A-5 Planned Development for all uses in "A-5" One Family, plus development standards for a landscape buffer on the northern property line to include:

- In an area approximately 1300 feet from the northeast corner toward the Tri County property and approximately 150 to the south: a minimum width 50 foot buffer; an 8 foot berm and/or an 8 foot masonry or concrete wall, either of which shall be 8 ft. minimum; landscaping within the buffer to include trees installed every 25 ft. with shrubs to form a vegetated screen per Section 6.301 of the Zoning Ordinance.
- In an area approximately 450 feet on the southern boundary of the Tri County property: a minimum width 10 foot buffer; an 8 foot berm and/or an 8 foot masonry or concrete wall, either of which shall be 8 ft. minimum; landscaping within the buffer to include trees installed every 25 ft. with shrubs to form a vegetated screen, per Section 6.301 of the Zoning Ordinance.
- If an easement is required or existing, the berm or masonry wall will be installed on either the northern or southern boundary of the easement to ensure that a vertical screen is provided between the residential and industrial uses
- Buffer area attached as Exhibit A.

Site Information:

Owner:	CADG WS44, LLC 1800 Valley View Lane Farmers Branch, Tx 75234
Agent:	Peloton Land Solutions/Travis Clegg
Acreage:	44.13 acres
Comprehensive Plan Sector:	Far North

Surrounding Zoning and Land Uses:

North PD689 Planned Development / various industrial uses
East City of Keller
South "I" Light Industrial / various commercial and industrial uses
West "A-5" One-Family / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-16-185 request for "A-5" zoning, denied on 12/6/16, subject property
ZC-12-128 request for "A-5" zoning, owner requested a withdrawal, denied without prejudice on July 16, 2013, subject property
PD689 ZC-05-236 PD/SU for "I" uses plus single-family residence, concrete batch plant, electric substation with six foot masonry wall on eastern property line, excluding several uses; site plan waived, eff. 4/11/06 subject area to the north

Platting History: None

BOA History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Keller Hicks Rd	Neighborhood Connector	Neighborhood Connector	No
Katy	Neighborhood Connector	Neighborhood Connector	No

Public Notification:

300 foot Legal Notifications were mailed on December 19, 2018.

The following organizations were notified: (emailed December 18, 2018)

Organizations Notified	
North Fort Worth Alliance	Pine Tree Estates MHP LOA
Pine Tree Estates II HOA	Villages of Woodland Springs HOA*
Streams and Valleys Inc.	Trinity Habitat for Humanity
Keller ISD	

*Closest registered Neighborhood Association

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing to rezone the site to "A-5" One-Family. The surrounding uses vary consist of single-family to the west, various industrial uses to the north, commercial and industrial uses to the south, City of Keller to the east.

Since the property is surrounded on three sides with industrial uses, including a concrete batch plant on the property line directly to the north, the proposed zoning for this site **is not compatible** at this location.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as Light Industrial, with a small piece of the west edge of the property designated as open space. The requested zoning change to "A-5" is not consistent with the Comprehensive Plan.

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.

INITIATIVE 1.3. BUSINESS RETENTION & EXPANSION (BRE)

Improve the competitiveness of existing businesses and help them remain and grow in the community.

1.3.3. Protect industrial areas from encroachment. Through zoning, work with CFW Planning Department to ensure major current and future employment nodes and districts are protected from incompatible development and land uses.

1.3.3.2. Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.

Based on the lack of conformance with the future land use map and the policies and economic development plan stated above; the proposed zoning **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

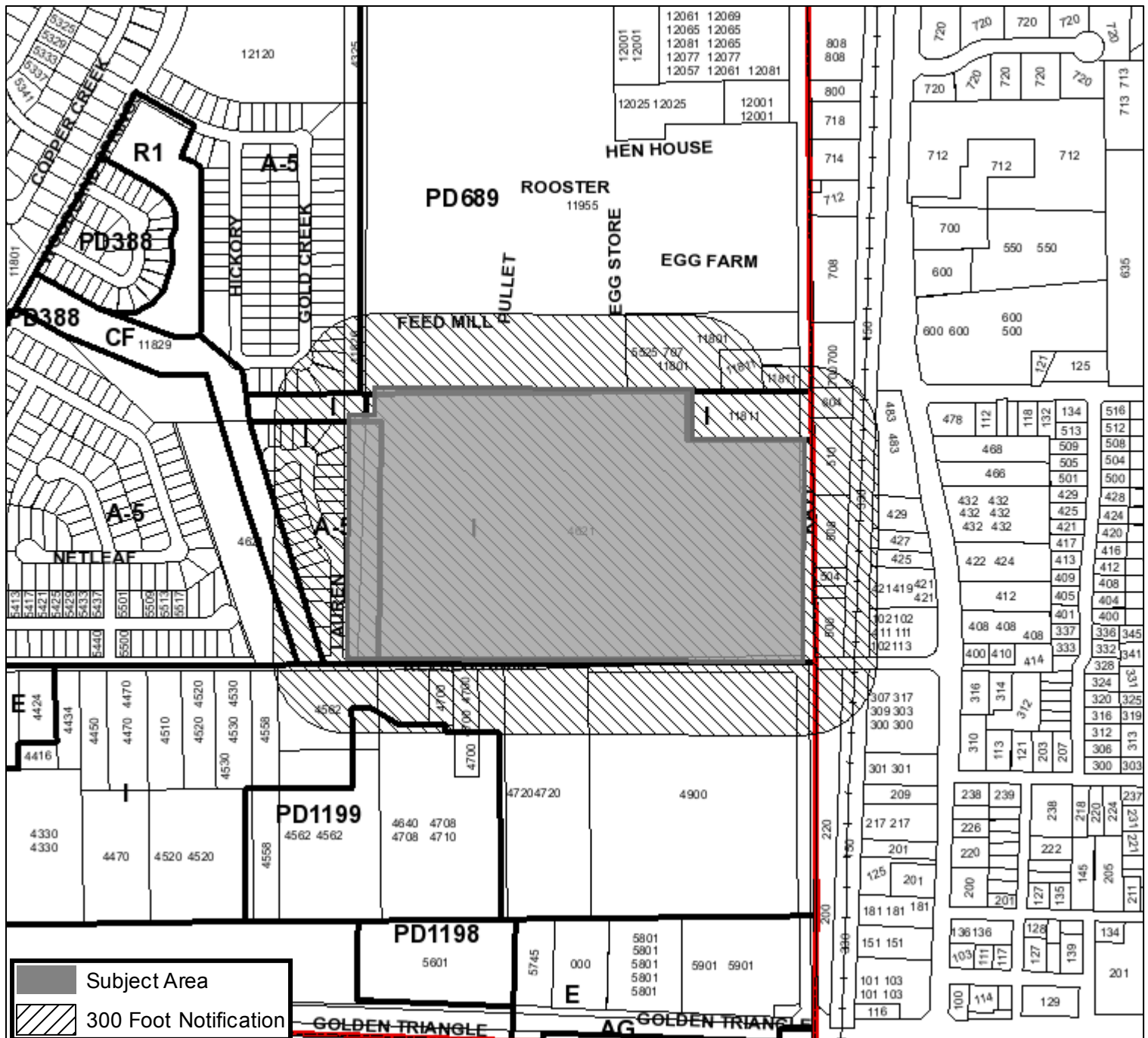
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-19-008

Area Zoning Map

Applicant: CADG WS44, LLC
Address: 4621 Keller Hicks Road
Zoning From: A-5, I
Zoning To: A-5
Acres: 44.1312087
Mapsc0: 22HM, 23EJ
Sector/District: Far North
Commission Date: 1/9/2019
Contact: 817-392-2495



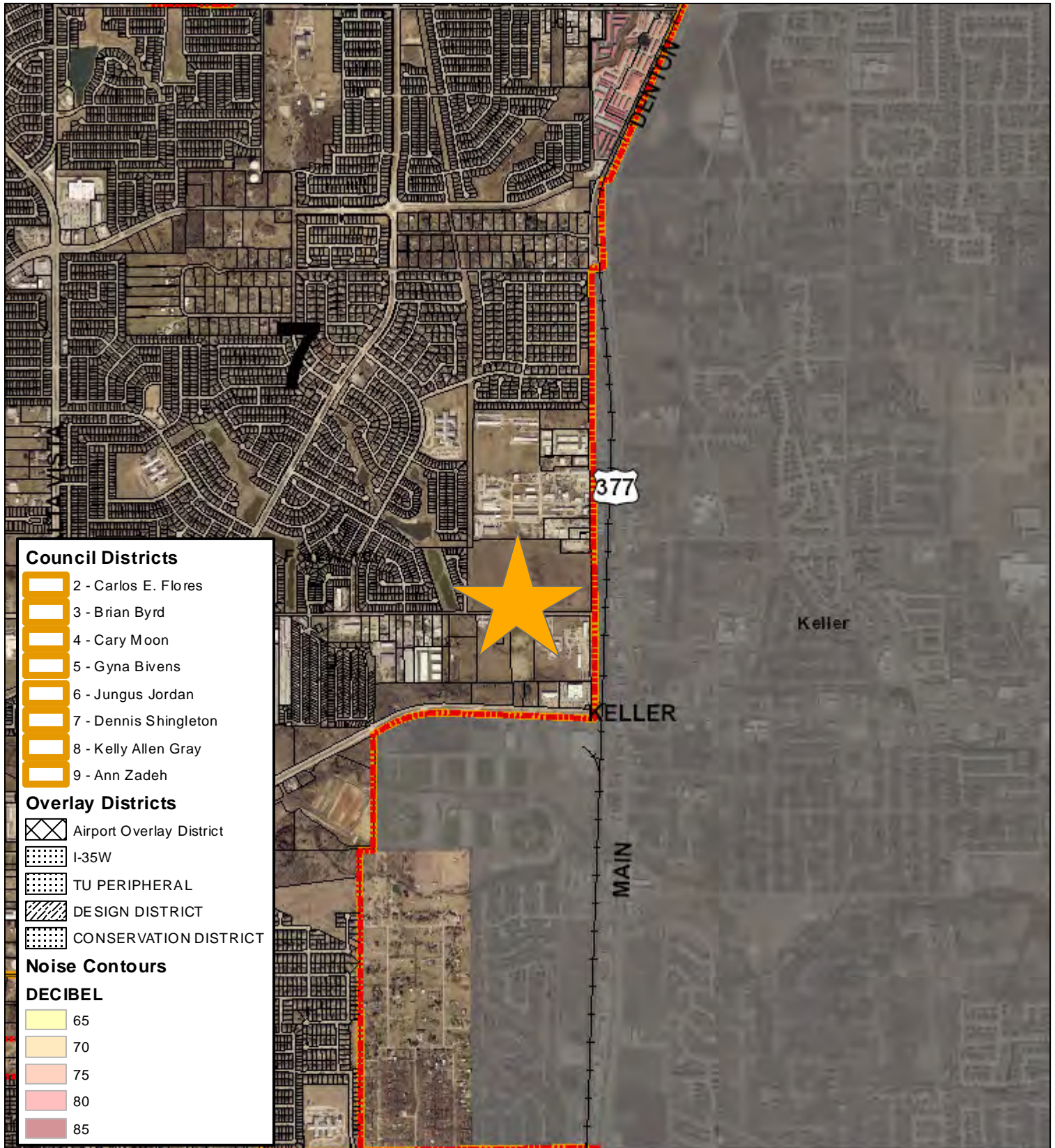
0 285 570 1,140 Feet

Created: 12/18/2018 11:05:25 AM

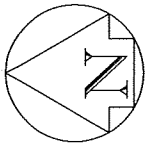


ZC-19-008

Area Map



0 1,000 2,000 4,000 Feet



LINE TABLE

NO.	Bearing	Distance
L1	N00°14'33"W	112.86'
L2	N89°04'51"W	70.64'

Block 1
Newton Addition
Cab. A, Sld. 1571
C.R.T.C.T.

Point of Beginning

Variable Width Electrical Easement
Inst.* D199207384
C.R.T.C.T.

N89°44'18"E

S89°44'18"W

15' Road Easement
Vol. 6537, Pg. 362
C.R.T.C.T.

Texas Power & Light Easement
Vol. 6166, Pg. 67
C.R.T.C.T.

W. HUFF SURVEY
* 649

CADG WS44, LLC
Inst.* D212313389
C.R.T.C.T.

987.35'

1289.11'

1.870 Acres

L2

L1

N76°05'35"W
186.88'

S00°14'33"E
200.11'

N89°47'57"E
504.95'

Brazos Electric Power Cooperative, Inc.
Vol. 13962, Pg. 185
C.R.T.C.T.

Charley's Concrete Company, Inc.
Vol. 9738, Pg. 1936
C.R.T.C.T.

Brazos Electric Power Cooperative, Inc.
Vol. 3920, Pg. 09
C.R.T.C.T.

S00°15'52"E
10.00'

Katy Road
(variable width right-of-way)
(County Road 4098)

S00°15'41"E
886.78'

Keller Hicks Road
(a variable width right-of-way)
(County Road 4033)

EXHIBIT OF
1.870 ACRES

SITUATED IN THE WILLIAM HUFF SURVEY,
ABSTRACT NUMBER 649, TARRANT COUNTY, TEXAS

"INTEGRAL PARTS OF THIS DOCUMENT"
1. DESCRIPTION
2. EXHIBIT

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NAD83, NORTH CENTRAL ZONE 4202.

PELTON
LAND SOLUTIONS

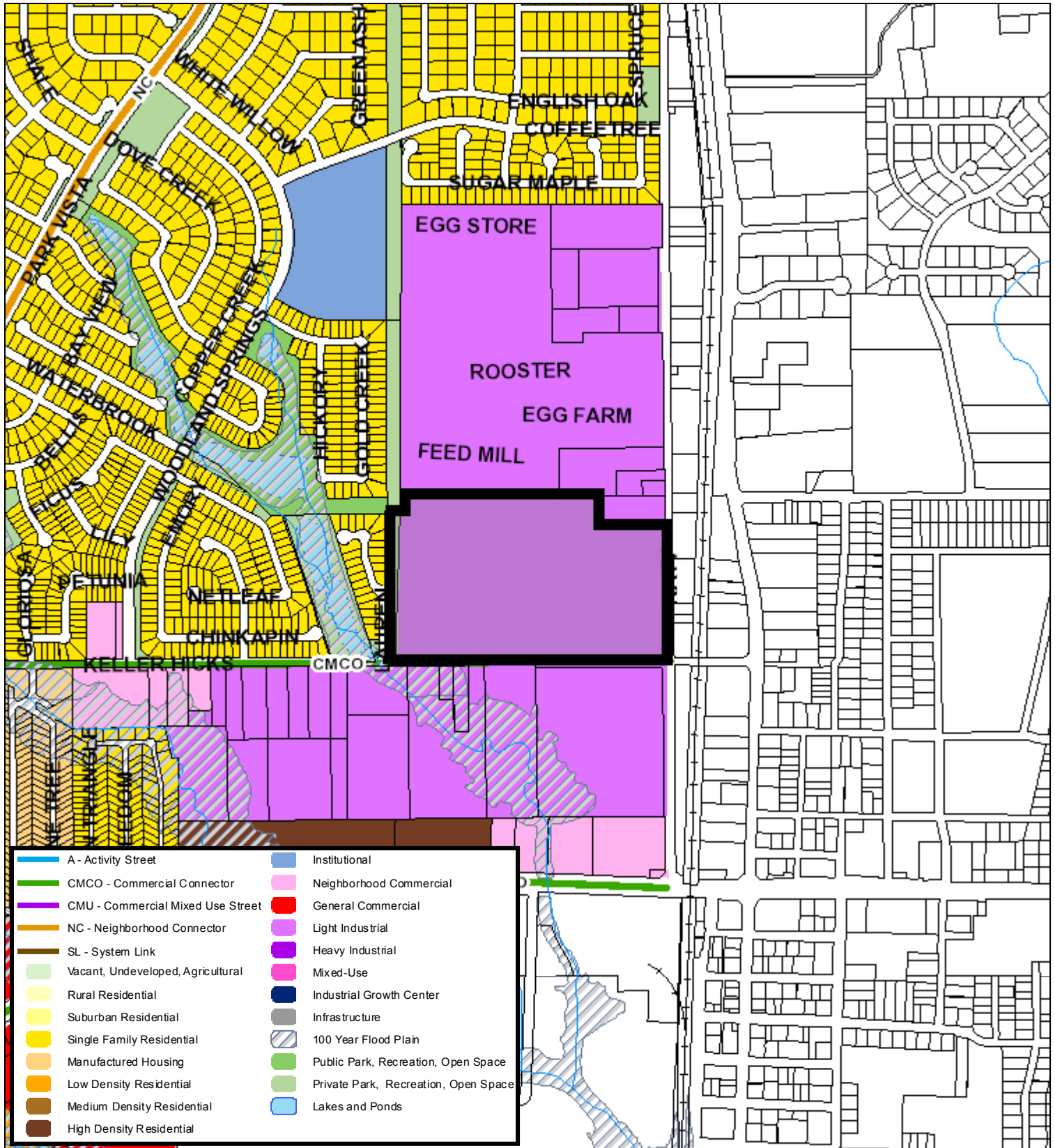
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76117 PH # 817-562-3350

"This document was prepared under 22 TAC 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



ZC-19-008

Future Land Use



875 437.5 0 875 Feet

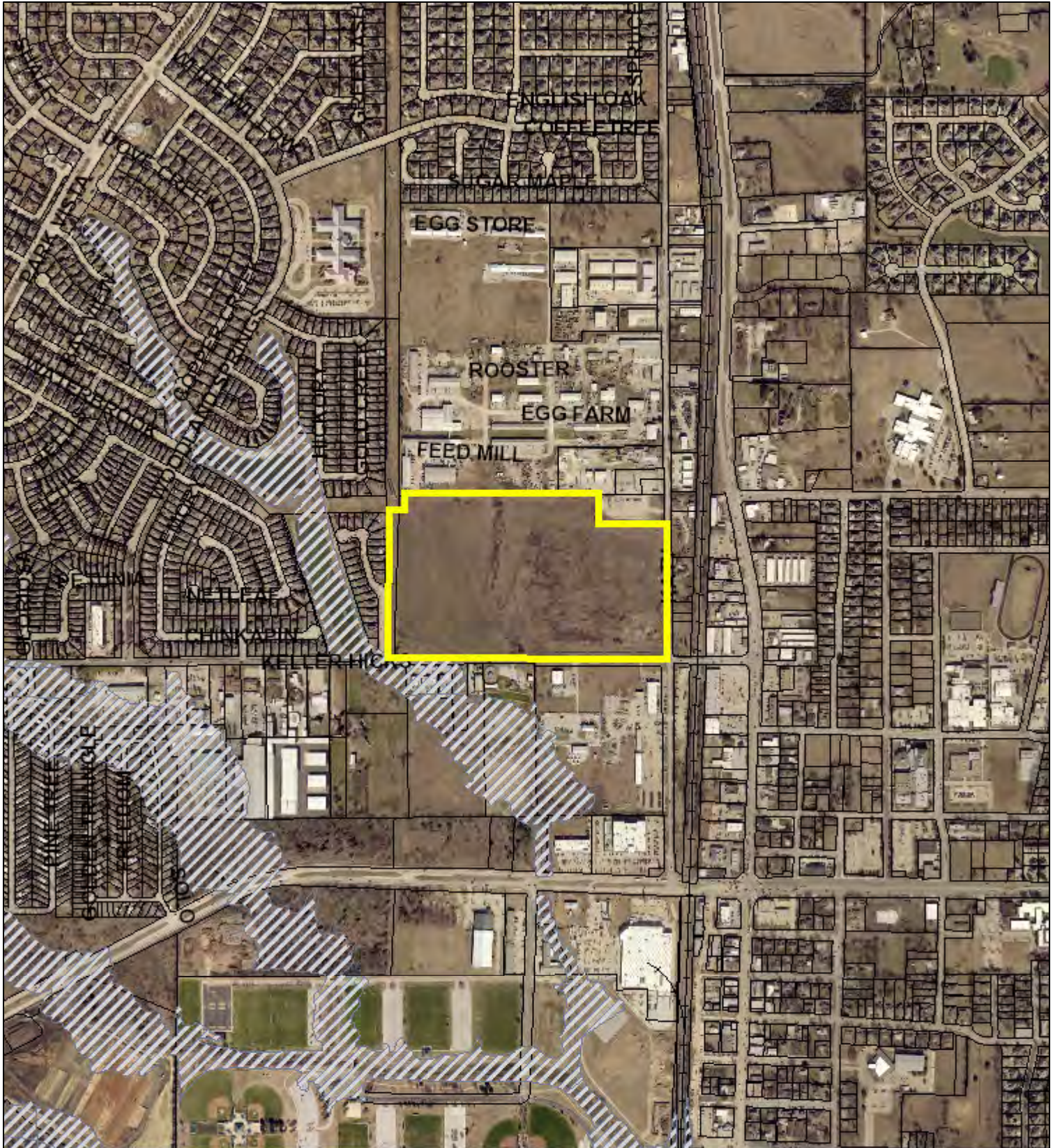
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-19-008

Aerial Photo Map



0 550 1,100 2,200 Feet



6. ZC-19-001 ACH Family & Child Services (CD 8) – 3001 Grayson Street (Mason Heights Addition Lot 4R1 Block 1, 3.80 ac.) From: PD 722 Planned Development/Specific Use for all uses in “CF” Community Facilities to add additional property; site plan waived To: Amend “PD 722” to request a waiver to development standards to allow a 10 ft. solid black mesh screening/security fence in the 20 ft. front yard setback; site plan waiver requested

John Baird, representing the applicant, stated they are requesting a waiver for a front yard fence for security. It will be an enclosed non-climb fence.

Motion: Following brief discussion, Ms. Conlin recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 9-0.

Document received for written correspondence					ZC-19-001
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
John Baird	6300 Ridglea Place		Support		Representing applicant

7. ZC-19-006 Vogel Investing Corp. (CD 9) – 1101 W. Lowden Street (South Hemphill Heights Addition Lots 1-6 Block 26, 0.75 ac.) From: “B” Two-Family To: “UR” Urban Residential

This case was withdrawn by the applicant.

8. ZC-19-008 CADG WS44, LLC (CD 7) – 4621 Keller Hicks Road (William Huff Survey, Abstract No. 649, 44.13 ac.) From: “A-5” One-Family and “T” Light Industrial To: “A-5” One-Family

Travis Clegg, representing the applicant, stated they continued to speak with neighbors during the continuance period, and that the Memorandum Of Understanding for the streets was done and executed. He stated that they have support from the nearby HOA and North Fort Worth Alliance. He also stated they plan to set the residential development back from the existing industrial uses, but did not plan for the land plan to be set in stone through a site plan. He stated he would be willing to have a PD for the bufferyard, but would like to leave the development out of it and would need to discuss if they can install a buffer in the TriCounty Electric easement.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, as amended to PD/A-5 with development standards for buffering to the north, seconded by Mr. McDonnell. The motion passed unanimously 9-0.

Document received for written correspondence					ZC-19-008
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Travis Clegg	4020 Volk Ct		Support		Representing applicant

Nadja Killisly				Opposition	Sent letter
Villages of Woodland Springs			Travis Clegg		Sent letter
North Fort Worth Alliance			Travis Clegg		Sent letter

III. New Cases

9. ZC-18-206 George and Juliet Voigt (CD 7) – 3300, 3304, 3308 (evens) W. 5th St. (William J Bailey Addition Lots 18-20 Block 14, 0.43 ac.) From: “C” Medium Density Multifamily To: “PD/ER” Planned Development for all uses in “ER” Neighborhood Commercial Restricted with waivers to setbacks, parking count and parking in front yard; site plan included

Clay Mazur, representing the applicant, stated the site was previously a water bottling facility that has been there for over 100 years. They are proposing converting the buildings into small offices and are not adding any square footage. He stated they have support from Monticello and surrounding neighbors. He also stated they would have to lose many parking spaces if they were to lose the parking located in the projected front yard.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, as amended to require landscaping along the corner parking lot, seconded by Ms. Trevino. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-18-206
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Clay Mazur	2100 Canterbury Dr		Support		Representing applicant

10. ZC-19-007 Riverbend Investment III, LTD (CD 4) – 5501 (5699) Randol Mill Rd. (James F Redding Survey Abstract No. 1302, 30.15ac.) From: “PD 1151” Planned Development for all uses in “CF” Community Facilities plus onsite dormitories; site plan approved To: “A-5” One-Family

Dennis Hopkins, representing the applicant, stated they are requesting a 60-day continuance in order to speak with neighbors to the east.

Motion: Following brief discussion, Mr. Gober recommended a 60-day continuance of the request, seconded by Ms. Runnels. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-19-007
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Dennis Hopkins	2131 Collins St, Arlington, TX		Support		Representing applicant